

Local Market Update – July 2023

A Research Tool Provided by the Hudson Gateway Association of REALTORS®



Westchester County

Single-Family Homes Key Metrics	July			Last 12 Months		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	703	441	- 37.3%	7,831	5,691	- 27.3%
Closed Sales	710	562	- 20.8%	6,734	5,115	- 24.0%
Days on Market Until Sale	26	34	+ 30.8%	40	41	+ 2.5%
Median Sales Price*	\$921,750	\$950,000	+ 3.1%	\$805,000	\$820,000	+ 1.9%
Percent of Original List Price Received*	105.4%	104.6%	- 0.8%	101.4%	100.5%	- 0.9%
Inventory of Homes for Sale	1,634	829	- 49.3%	1,375	1,094	- 20.4%

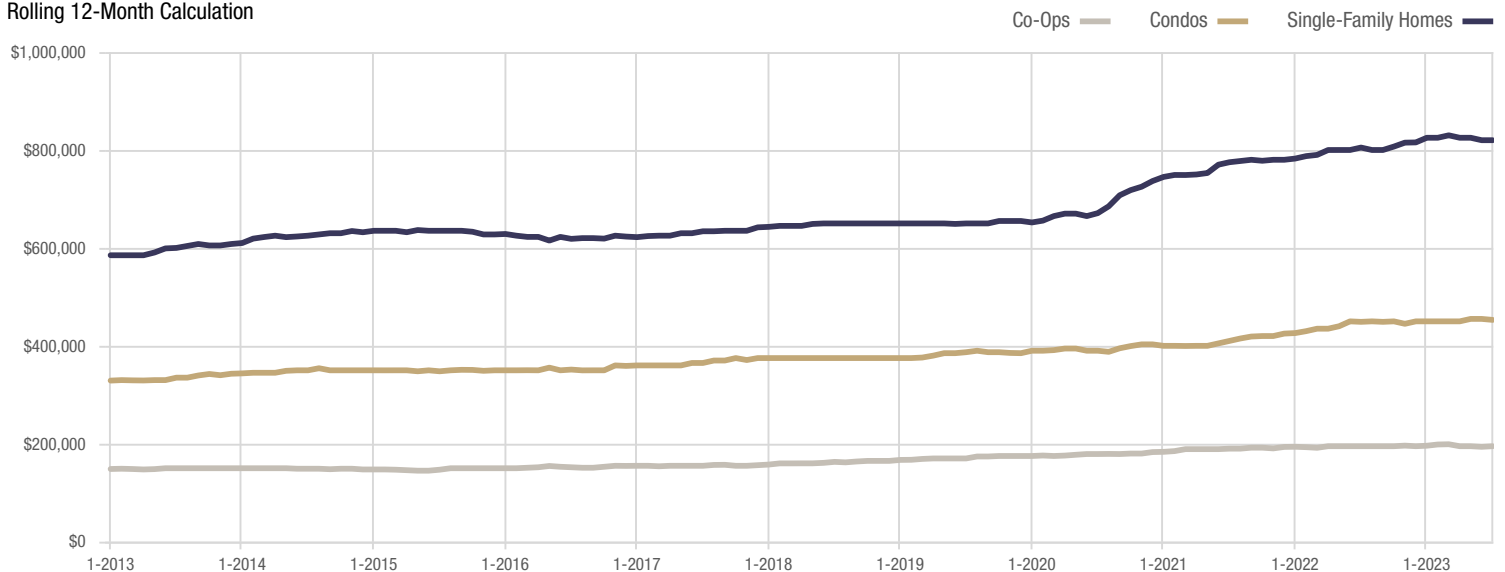
Condos Key Metrics	July			Last 12 Months		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	146	105	- 28.1%	1,751	1,361	- 22.3%
Closed Sales	117	104	- 11.1%	1,715	1,164	- 32.1%
Days on Market Until Sale	35	38	+ 8.6%	54	44	- 18.5%
Median Sales Price*	\$460,000	\$450,000	- 2.2%	\$449,000	\$453,000	+ 0.9%
Percent of Original List Price Received*	100.9%	100.3%	- 0.6%	98.7%	99.3%	+ 0.6%
Inventory of Homes for Sale	305	208	- 31.8%	352	241	- 31.5%

Co-Ops Key Metrics	July			Last 12 Months		
	2022	2023	% Change	Thru 7-2022	Thru 7-2023	% Change
New Listings	209	143	- 31.6%	2,862	2,051	- 28.3%
Closed Sales	191	135	- 29.3%	2,213	1,791	- 19.1%
Days on Market Until Sale	66	72	+ 9.1%	73	74	+ 1.4%
Median Sales Price*	\$205,000	\$210,000	+ 2.4%	\$195,000	\$195,000	0.0%
Percent of Original List Price Received*	97.0%	96.8%	- 0.2%	96.1%	96.0%	- 0.1%
Inventory of Homes for Sale	758	410	- 45.9%	816	582	- 28.7%

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Historical Median Sales Price by Property Type

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.